



**The City of Buena Vista  
Informal Request for Proposals:  
Phase I Environmental Site Assessment (ESA), Town Square Property**

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The City of Buena Vista (“City”) is seeking proposals from qualified, environmental engineering firms to prepare a Phase I Environmental Site Assessment for the Town Square property located at 2117 Magnolia Avenue in Buena Vista.

*Background and Purpose*

The City is in the process of acquiring this property for use as a public park/plaza. The purchase has been fully funded by the Virginia Outdoors Foundation (VOF) Preservation Trust Fund. The VOF requires a Phase 1 ESA to be conducted on the property within six months of purchase.

*Property*

The “Town Square” property is an approximately 0.29 acre (12,500 sf) parcel located in the center of downtown Buena Vista. There were several late-19<sup>th</sup>/early-20<sup>th</sup> century buildings on the site which were demolished in the mid-20<sup>th</sup> century. No previous environmental studies of this site are known.

**Scope of Services**

Preparation of a Phase I Environmental Site Assessment following standard industry practice, which may include the following:

- Performance of an on-site visit to review present conditions (chemical spill residue, die-back of vegetation, etc.); hazardous substances or petroleum products usage (presence of above ground or underground storage tanks, storage of acids, etc.); and evaluate any likely environmentally hazardous site history.
- Evaluation of risks of neighboring properties upon the subject property.
- Review of Federal, State, Local and Tribal Records out to distances specified by the ASTM 1528 and AAI Standards. (ranging from 1/8 to 1 mile depending on the database)
- Interview of persons knowledgeable regarding the property history (past owners, present owner, key site manager, present tenants, neighbors). Examine county files to check prior land usage and permits granted.

- Conduct file searches with public agencies (Soil and Water Conservation District, fire dept., VA DEQ etc.) having oversight relative to water quality and soil contamination issues.
- Examine historic aerial photography of the vicinity.
- Examine current USGS maps to scrutinize drainage patterns and topography.
- Examine chain-of-title for Environmental Liens and/or Activity and Land Use Limitations

### **Proposal Process**

This is an informal request for proposals/quotes and will be procured under the City's small purchases terms. The City will reach out to known consultants for proposals and will post this opportunity on its website. The City reserves the right to reject any and all proposals.

The City of Buena Vista does not discriminate based on race, color, religion, sex, national origin, age, disability, political affiliation, belief or faith-based organizations. SWM companies encouraged to apply.

### **Instructions for Submission**

Proposals must be received no later than **Friday, July 23<sup>rd</sup> 2021 at 4:00PM**. Proposals should be sent in electronic format via email to [troberts@bvcity.org](mailto:troberts@bvcity.org). Questions should be directed to the same email address.

Selection should be complete by July 30<sup>th</sup>. Completion of the project by August 31<sup>st</sup> is preferred.